
Chapter 100 - Village District (V) and Lower Village District (LV)

Section 101. Purpose

- (A) These district encompasses the historic settlement of Cabot Village and adjoining land that is served by public infrastructure. The district encourages compact and pedestrian-friendly residential, small-scale commercial, and mixed uses. It recognizes the value of protecting historic buildings and character.
- (B) These District replaces the previous Medium Density Developed Districts and the Undeveloped Village District. Refer to maps Village District and Lower Village District for specific boundary lines. The portion of Medium Density District on Route 2 reverts to Low Density residential and Agricultural District.

Section 102. Uses

Permitted Uses - Requiring a Zoning Permit	Permitted Uses – Requiring DRB Review and a Zoning Permit
1. One, Two-Family Dwelling Unit	1. Agricultural Use Farm
2. Accessory Dwelling Unit	2. Utility Service, Structure
3. Accessory Use – Residential	3. Multi-Unit Dwelling
4. Short-Term or Long-Term Rental Unit – Owner Occupied	4. Short-Term or Long-Term Rental Unit - not Owner Occupied
5. Public Service Structures or Building	5. Hotel, Motel, B&B or Dormitory
6. Commercial Additions For Required ADA and Code Improvements	6. Retail Business
7. Home Occupation	7. Office Building
8. Signage	8. Industrial Use
9. Community Center *	9. Mixed Use Commercial and or Residential
10. Change of Use*	10. Planned Unit Development
	11. Business Selling Age Restricted Merchandise And Services.

*1 - Zoning Administrator on review may refer the project to the DRB for a hearing based on use and scale of development.

- 2. Residential accessory gardens, small numbers of farm animals and related agricultural practices are allowed without a permit as long as there is no undue adverse effect. All agricultural structures are required to complete a permit application and meet zoning requirements, the State of Vermont will determine if the use requires an application fee.

Section 103. Village District (V)

(A) For parcels connected to the Town water and wastewater system.

Area Lot, Height and general requirements - Village District

	Residential - Commercial
Lot area Minimum	10,000 sf or .28 acres
Lot Frontage Minimum	50 ft of road frontage or approved 20 ft easement/ownership for access
Road Side Front Yard Minimum	25 feet from road centerline
Side / Rear Yard Minimum	10 ft from lot line
River/Brook Minimum Setback	25 ft from top of bank or high water line
Building height	35 ft

Section 104. Lower Village District (LV)

(B) For parcels connected to the Town wastewater system.

Area Lot, Height and general requirements - Lower Village District

	Residential - Commercial
Lot area Minimum	25,000 sf or .57 acres
Lot Frontage Minimum	100 ft of road frontage or approved 20 ft easement/ownership for access
Road Side Front Yard Minimum	45 feet from road centerline
Side / Rear Yard Minimum	20 ft from lot line
River/Brook Minimum Setback	25 ft from top of bank or high water line
Building height	35 ft

Chapter 200 General Standards and Definitions - all districts

Section 201 Parking Standards:

- (a). Residential and mixed use residential units 1.5 spaces per unit
- (b). Elderly housing and lodging room 1 per sleeping rm
- (c). Places of public assembly, restaurants one per 4 seats
- (d). Office, Business services and clinics one per 300 sf of public space and office area
- (e). Commercial business and unspecified uses one per 500 sf of retail floor area
- (f). Onsite parking is to be developed to the side or rear of a parcel, beyond the setback for construction
- (g). Businesses that store vehicles must provide off street parking for each vehicle.
- (h). Multi use buildings must provide parking for each use
- (i). Parking spaces shall measure a min of 9' x 18'

The Development Review Board (DRB) will establish minimum parking requirements and can adjust parking if the landowner can demonstrate there is adequate space for the intended use. This could include the use of off-site parking or written agreements for shared parking.

Spaces for persons with Disabilities, to be included in the total number of required parking spaces and shall be provided in accordance with Americans with Disabilities Act (ADA) design guidelines. Handicapped spaces shall be clearly marked and signed.

Section 202 - Exterior Lighting and Signage:

- (a). Lighting – all exterior lighting shall be shielded and directed downward.
 - a. Building signs can be down lit or up lit with a directed shielded light. Signage lights shall be off when the business is not open.
- (b). Signage:
 - a. Hanging Building and ground mounted signage shall not exceed 16 sf.
 - b. Flush wall mounted building signs, signs on windows and facades cannot exceed 50% of front building surface,
 - c. Internally illuminated signs are not permitted.
 - d. Temporary signs for private special events like auctions yard sales reunions or parties that are not more than 4 sf in area are permitted, signs may be set up no more than three days before the event and must be removed within 48 hours after the event.

Section 203 - Definitions:

- Accessory Dwelling Unit** - An accessory dwelling unit means an efficiency, one-bedroom apartment or structure that is clearly subordinate to a single-family dwelling, and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation.
- Accessory Use Residential** – a use or building incidental and subordinate to the principle building or use located on the same lot such as a shed, garage or storage building.
- Agricultural Use Farm** – a parcel or parcels of land owned, leased or managed by a person devoted primarily to farming as defined by Vermont Statutes.
- Businesses selling age restricted merchandise and services** - Businesses that sell merchandise and or services that are regulated by age by the Town, Vermont or Federal government.
- Community Center** - includes public or private meeting hall, place of assembly, museum, art gallery, library, place of further education and church not operated for profit.
- Dwelling Unit** - a building or part of a building intended for human habitation that contains living, sleeping, cooking and sanitation facilities.
- One-Family Dwelling Unit** - Detached building used as living quarters by one family
- Two-Family Dwelling Unit** - Detached building used as living quarters by two families
- Multi-Unit Dwelling** - a structure used as living quarters for three or more families.
- Home Occupation** - an occupation, profession, activity or use that is carried on for gain within a home by a resident that does not alter the homes exterior or affect the residential character of the property.
- Hotel, Motel, Bed and Breakfast (B&B) or Dormitory** - Building consisting of rooms which are rented as sleeping units each unit consisting of a bedroom and bath and may contain or share kitchen facilities.
- Industrial Use** - any facility for the assembly, manufacture, compounding, processing, packing, treatment, research or testing of goods and services
- Office Building** - A structure used primarily for the conduct of business relating to administration, clerical services, consulting, and other client services not related to retail sales. Office buildings can hold single or multiple firms
- Public Service** - any site, structure, facility or infrastructure owned and operated by the Town, State or other unit of government.
- Retail Business** - includes an enclosed structure for the sale of retail goods or services such as restaurant, automobile service station, bank
- Rental Units – Dwelling units or portions of dwelling units rented for a fee or service**
- Short-Term Rental** – rental of a dwelling unit or portion of a dwelling unit for 1 to 30 consecutive days and no more than 60 days in a year, such as an “air BnB”

Long-Term Rental – rental of a dwelling unit or portion of a dwelling unit for more than 60 days in a year

Signage - an object device fixture display or structure used for visual communication.

Utility Service - any site structure facility or infrastructure privately or publicly owned and operated.

Replace text section 2.5 with the following:

Section 2.5 Penalties

Violations of this zoning ordinance shall subject the violator to fines as stipulated in 24 VSA Chapter 117 § 4451 of the Act.

DRAFT

